



**SPECIAL COUNCIL
PUBLIC PLANNING
MEETING AGENDA**

WEDNESDAY, OCTOBER 14, 2015

7 P.M.

**COUNCIL CHAMBERS
AURORA TOWN HALL**



**TOWN OF AURORA
SPECIAL COUNCIL - PUBLIC PLANNING
MEETING AGENDA**

Wednesday, October 14, 2015
7 p.m.
Council Chambers

1. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

2. APPROVAL OF THE AGENDA

RECOMMENDED:

THAT the agenda as circulated by Legal and Legislative Services be approved.

3. PLANNING APPLICATIONS

4. READING OF BY-LAW

RECOMMENDED:

THAT the following confirming by-law be given first, second, and third readings and enacted:

5772-15 BEING A BY-LAW to Confirm Actions by Council
Resulting from Special Council – Public Planning
Meeting on October 14, 2015

pg. 14

5. ADJOURNMENT

AGENDA ITEMS

1. **PL15-067 – Proposed Draft Plan of Subdivision and Zoning By-law Amendment Applications** pg. 1
Coppervalley Estates Inc.
1756 St. John's Sideroad
Part of Lot 26, Concession 3
File: SUB-2015-05 and ZBA-2015-09

RECOMMENDED:

THAT Report No. PL15-067 be received; and

THAT comments presented at the Public Planning Meeting be addressed by Planning & Development Services in a comprehensive report outlining recommendations and options at a future General Committee Meeting.



TOWN OF AURORA
PUBLIC PLANNING MEETING REPORT No. PL15-067

SUBJECT: *Proposed Draft Plan of Subdivision and Zoning By-law Amendment Applications
Coppervalley Estates Inc.
1756 St. John's Sideroad
Part of Lot 26, Concession 3
File: SUB-2015-05 and ZBA-2015-09*

FROM: *Marco Ramunno, Director of Planning & Development Services*

DATE: *October 14, 2015*

RECOMMENDATIONS

THAT Report No. PL15-067 be received; and

THAT comments presented at the Public Planning Meeting be addressed by Planning & Development Services in a comprehensive report outlining recommendations and options at a future General Committee Meeting.

PURPOSE OF THE REPORT

The purpose of this report is to provide Council with background information and details related to the proposed Draft Plan of Subdivision and Zoning By-law Amendment applications submitted for 1756 St. John's Sideroad.

The purpose of the draft plan of subdivision application is to allow the development of 101 single detached residential lots on a 12.5 hectare parcel of land. The purpose of the accompanying Zoning Bylaw Amendment application is to provide appropriate zoning provisions with exceptions as required, to implement the proposed Draft Plan of Subdivision.

BACKGROUND

History

The original Draft Plan of Subdivision and Zoning Amendment applications (SUB-2012-05 & ZBA-2012-14) were originally submitted on November 12, 2012. The original applications were accepted as complete, circulation to the internal and external agencies for comments. On August 26, 2015, Coppervalley Estates Inc. became the new land owners of the subject lands and submitted an updated Draft Plan of

October 14, 2015

- 2 -

Report No. PL15-061

Subdivision and Zoning Amendment applications. For administrative purposes, Planning Staff updated the file numbers to SUB-2015-05 and ZBA-2015-09 to reflect the new ownership and updated submission.

On September 24, 2015 a Notice of Public Planning Meeting was published in the Auroran and Aurora Banner newspaper and given by mail to all addressed property Owners within a minimum of 120 metres (393 feet) of the subject lands. A Notice of the Public Planning meeting signs were also posted on the subject lands. Public Meeting notification has been provided in accordance with the *Planning Act*.

Any written or verbal comments provided at the Public Planning Meeting will be considered in the technical review of the applications and included in any future reports provided to Council.

Location/ Land Use

The subject lands are located north of St. John's Sideroad and West of Highway 404, municipally known as 1756 St. John's Sideroad (Figure 1). The total area of land holding is 18.5 hectares, however the proposed Draft Plan of Subdivision is subdividing the northerly 12.51 hectares of the total area.

The subject lands have the following characteristics:

- Former stable used by Hill n' Dale Thoroughbred Horses;
- Multiple barns/stables are present in the central portion in addition to a residential dwelling located southwest of the barns and stables;
- The topography is gently sloping to the southwest;
- The stream that bisects the Property is a seasonal stream that is a tributary of the Holland River.

The surrounding land uses are as follows:

North: Single Detached Residential uses (Cedar Manor Homes in the Town of Newmarket);

South: Vacant employment lands and St. John's Sideroad;

East: Highway 404 and the Town of Whitchurch-Stouville and;

West: Environmental protection area (woodlot) and vacant employment lands.

October 14, 2015

- 3 -

Report No. PL15-061

Policy Context

All *Planning Act* development applications are subject to provincial policies. The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest. These policies support the development of strong communities through the promotion of efficient land use and development patterns.

The Growth Plan for the Greater Golden Horseshoe is a guiding document for growth management within the Greater Golden Horseshoe (GGH) Area to 2041. The Growth Plan provides a framework which guide decisions on how land will be planned, designated, zoned and designed.

The Lake Simcoe Protection Plan (LSPP) is a provincial document that provides policies which addresses aquatic life, water quality, water quantity, shorelines and natural heritage, other threats and activities (including invasive species, climate change and recreational activities) and implementation.

Staff will review the proposed development for consistency with the above mentioned provincial policies.

York Region Official Plan (2010)

The subject lands are designated as “Urban Area” and “Regional Greenland System” within the York Region Official Plan. The “Urban Areas” and “Regional Greenland System” designation policies in the Regional Plan follow the directives from the Provincial Growth Plan. Regional Planning staff will review the proposed applications in the context of the Regional Official Plan.

Town of Aurora Official Plan

On September 28, 2010, Town Council adopted Official Plan Amendment No.73 (the Aurora 2C Secondary Plan). Subsequently, OPA 73 was appealed to the Ontario Municipal Board (OMB) by numerous landowners within in the 2C Area including the subject lands. On September 1, 2011, the OMB granted approval of the policies and all subsequent agreed modifications, pertaining to the subject lands.

Lands over the proposed draft plan of subdivision is currently designated as “Urban Residential 1, and Environmental Protection Area” by the Town’s Official Plan Amendment No. 73. The above designations are further defined in the OMB approved Aurora 2C Secondary Plan. As shown in Figure 2, the land owner also has land holding over the southerly portion of the owner’s lands designated as Business Park 1. However, the proposed Draft Plan of Subdivision does not include lands within the Business Park 1 designation.

October 14, 2015

- 4 -

Report No. PL15-061

Figure 2 of this report identifies the following Official Plan designations; Urban Residential 1 (UR1) and Environmental Protection. The UR1 permits a lower density form of development including single-detached and semi-detached dwellings. The maximum height of any building in UR1 designation shall be 3.5 storeys. The existing UR1 designation permits density levels ranging from 17 and 40 units per net residential hectare.

A portion of lands are designated “Environmental Protection Area” (EPA). The EPA designation and associated policies are designed to identify, protect and enhance the natural heritage features and functions. The applicant has provided an Environmental Impact Study which will be reviewed for comments by Staff and the Lake Simcoe Conservation Authority. Moreover, the 2C Secondary Plan requires all future development proposals to demonstrate that there are no adverse impacts to existing groundwater and surface water as a result of the proposed development.

Pursuant to the requirements of OPA 73, an Urban Design Guideline will need to be prepared prior to further development approvals. The applicant will need to prepare a cohesive community design and architectural vision for the community to assist in the development of a high quality and consistent level of urban design for both the public and private realms.

Zoning By-law 2213-78, as amended

The subject lands are currently zoned “RU – Rural General” by the Town of Aurora Zoning By-law 2213-78, as amended. (Figure 3) The existing zoning reflects the former stable used by Hill n’ Dale Thoroughbred Horses. As such, the existing Rural General zone permits uses such as breeding, raising and training of farm animals and horses.

The Applicant has submitted an application to amend the zoning bylaw to implement the proposed Draft Plan of Subdivision. Exceptions to the “R2” - Detached Dwelling Second Density zone and the Open Space zoning standards of the Town’s comprehensive bylaw have also been sought to implement the proposed residential Draft Plan of Subdivision. (Figure 4)

Reports and Studies

The Owner submitted the following documents as part of a complete application to the proposed Draft Plan of Subdivision and Zoning By-law Amendment applications:

Report Name	Report Author
Planning Justification Report	KLM Planning Partners Inc.
Draft Plan of Subdivision	KLM Planning Partners Inc.
Draft Zoning By-law	KLM Planning Partners Inc.
Stage 1 Archaeological Assessment	Archeoworks Inc.
Functional Servicing Report	Schaeffers Consulting Engineers

October 14, 2015

- 5 -

Report No. PL15-061

Phase 1 Environmental Site Assessment	Toronto Inspection Ltd.
Environmental Impact Statement	Dillion Consulting Limited
Phase 2 Environmental Site Assessment Report	Geo-Logic Inc.
Hydrogeological and Geotechnical Investigation Report	Geo-Logic Inc.
Traffic and Access Review	Dillion Consulting Limited
Noise Impact Feasibility Study	J.E. Coulter Associates Limited

Proposal

Proposed Plan of Subdivision

As illustrated on Figure 5, the proposed Draft Plan of Subdivision proposes 101 single detached dwelling lots; public open space features including environmental protection; a pumping station; and a storm water management block. There is a local road which connects with the adjacent residential subdivision to the north in Newmarket. The following is a breakdown of the major land uses within the proposed Draft Plan of Subdivision application:

Lot and Block #	Units	Area (ha)
Lots 1-24, 54, 58-78, 82-101 (with 12m lot frontage and min. 360 sq.m.)	66	2.607
Lots 25-53, 55-57, 79-81 (with 15m lot frontage and min. 450 sq.m.)	35	1.875
Block 102 – Pumping Station		0.053
Block 103-105 and 108 – Buffer		0.663
Block 106 – Storm Water Management		0.578
Block 107 – Open Space		5.189
Streets 18m and 21m wide		1.545
Totals		12.510

Proposed Zoning By-law Amendment

As shown in Figure 4, the implementing zoning by-law for the proposed Draft Plan of Subdivision proposes to rezone lands from “Rural (RU) General” to the following zoning classifications:

- “R2-x” – Detached Dwelling Second Density Residential Exception Zone;
- “EP-x” – Environmental Protection Exception Zone and;
- “O”-x – Major Open Space

An amendment to the Zoning By-law is required to facilitate the development of the proposed residential plan of subdivision. The existing zoning of the lands and surrounding area are detailed on Figure 3, attached.

October 14, 2015

- 6 -

Report No. PL15-061

Site specific by-law exceptions will also be required to recognize the proposed residential lots. These exceptions include:

- to reduce the lot area to 360 square metres, whereas the R2 zone requires 460 square metres;
- to reduce the lot frontage to 12 metres, whereas the R2 zone requires 15 metres;
- a reduced minimum front yard setback of 6.0m for the garage and 4.5m for the main dwelling, whereas the R2 zone requires 6.0m;
- a reduced minimum interior side yard setback of 1.2m whereas the R2 zone requires 1.5m for a two storey building and 1.2m for one storey;
- a reduced minimum exterior side yard setback of 6.0m for the garage and 3.0m for the main dwelling, whereas the R2 zone requires 6.0m;
- increase the maximum lot coverage to 45%, whereas the R2 zone limits the lot coverage to 35%;
- to increase the maximum height to 11 metres, whereas the R2 zone limits the height to 10 metres.
- allowance for encroachment of building architectural features, whereas the by-law have specific setback requirements for side, exterior and rear yards as listed in section 6.2.6 of the zoning by-law.
- to amend the uses within the Open Space classification to include uses such as Municipal Sanitary Pumping Station and Storm water Management Facilities

The Owner has submitted a draft Zoning By-law Amendment which is currently under review by staff.

COMMENTS

Agency/Circulation

The proposed Draft Plan of Subdivision and Zoning By-law Amendment applications have been circulated to internal departments and external agencies for review and comment. The exterior agencies include the following: York Region, Lake Simcoe Region Conservation Authority, Town of Newmarket and Township of Whitchurch-Stouffville, Public School Board and Catholic School Board, Enbridge Gas Distribution, Powerstream, Rogers and Ontario Power Generations.

Staff has received first submission comments from some internal and external agencies from the circulation. These comments have been provided to the applicant. Since the applicant is proposing the primary access through the community to the north in the Town of Newmarket, Staff will be undertaking detailed discussions with the Town of Newmarket staff on servicing and access. A final comprehensive list of department/agencies comments and any conditions of approval will be included in a future staff report for consideration.

October 14, 2015

- 7 -

Report No. PL15-061

Staff has identified the following matters to be addressed in greater detail prior to staff preparing a final report for Council's consideration:

- The servicing and access connections into the Town of Newmarket to the north. Servicing and revenue agreements will be required between the Town of Aurora and Town of Newmarket.
- The consideration of the subject application relative to existing and future surrounding land uses to assess the compatibility and appropriateness of the proposed Draft Plan of Subdivision and Zoning By-law amendment;
- Conservation Authority's approval related to stormwater management, floodplain and grading.

LINK TO STRATEGIC PLAN

The proposed Draft Plan of Subdivision and Zoning By-law amendments supports the Strategic Plan Goal of ***Supporting an exceptional quality of life for all*** through its accomplishment in satisfying requirements in the following key objectives within this goal statement:

Strengthening the fabric of our community: Through the review and approval of the Zoning By-law Amendment, housing opportunities are created in accordance with the ***Collaborate with the development community to ensure future growth includes housing opportunities for everyone;***

The proposed plan of subdivision also supports the Strategic Plan Goal of ***Supporting environmental stewardship and sustainability*** and the objectives of ***encouraging the stewardship of Aurora's natural resources and promoting and advancing green initiatives***. The goal and these objectives are supported through the plan of subdivision process by conducting detailed analysis and evaluation of natural features, as well as identifying means of securing, protecting and enhancing those features both during the development process and after the site is built.

ALTERNATIVE(S) TO THE RECOMMENDATIONS

1. Direct staff to report back to another Public Planning Meeting addressing any issues that may be raised at the Public Planning Meeting.
2. Refusal of the application with an explanation for the refusal.

October 14, 2015

- 8 -

Report No. PL15-061

SERVICING ALLOCATION

The proposed development will require the allocation of servicing capacity at the draft plan of subdivision approval stage.

FINANCIAL IMPLICATIONS

This will be addressed when a technical review of the proposal is completed.

PREVIOUS REPORTS

N/A

CONCLUSIONS

Staff will undertake a technical review of the subject application including, but not limited to, the above outlined matters, as well as the comments received from the public and Council at the Public Planning Meeting. A comprehensive report with recommendations and options will be presented to Council for consideration and direction at a future General Committee meeting.

ATTACHMENTS

- Figure 1- Location Map
- Figure 2- Existing Official Plan Designation
- Figure 3- Existing Zoning By-Law
- Figure 4- Proposed Zoning By-law
- Figure 5- Proposed Draft Plan of Subdivision

PRE-SUBMISSION REVIEW

Reviewed by the Interim Chief Administrative Officer and the Director of Planning & Development Services.

Prepared by: Lawrence Kuk, Planner- Extension 4343



Marco Ramuhno, MCIP, RPP
Director of Planning & Development
Services

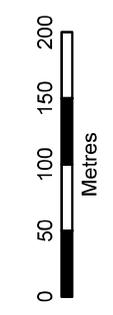


Patrick Moyle
Interim Chief Administrative Officer

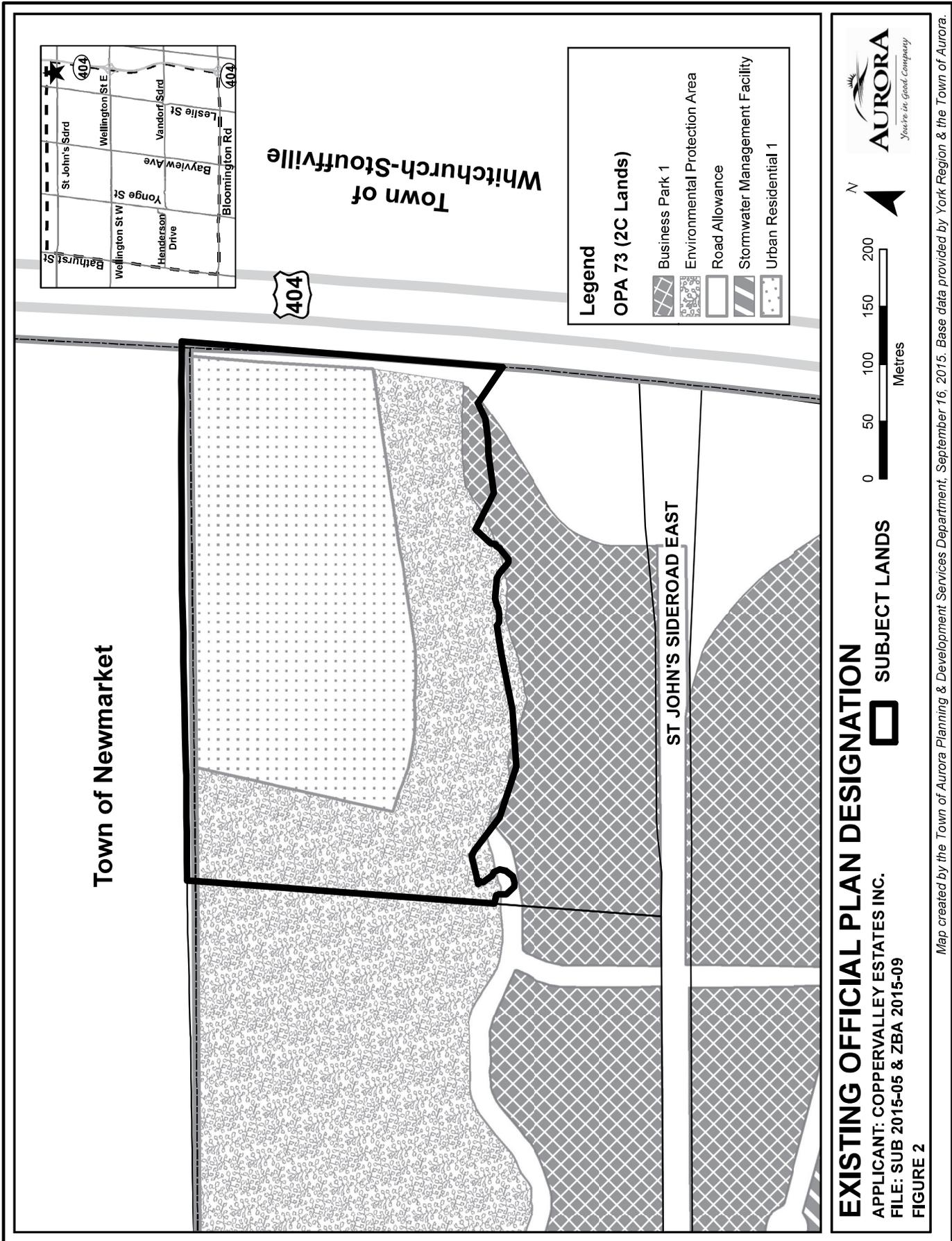


LOCATION MAP
 APPLICANT: COPPERVALLEY ESTATES INC.
 FILE: SUB 2015-05 & ZBA 2015-09
FIGURE 1

 **SUBJECT LANDS**
 Other Lands Owned by Applicant,
 Not Part of This Application



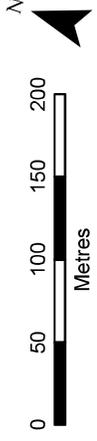
Map created by the Town of Aurora Planning & Development Services Department, September 16, 2015. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2015. © First Base Solutions Inc., 2015 Orthophotography.



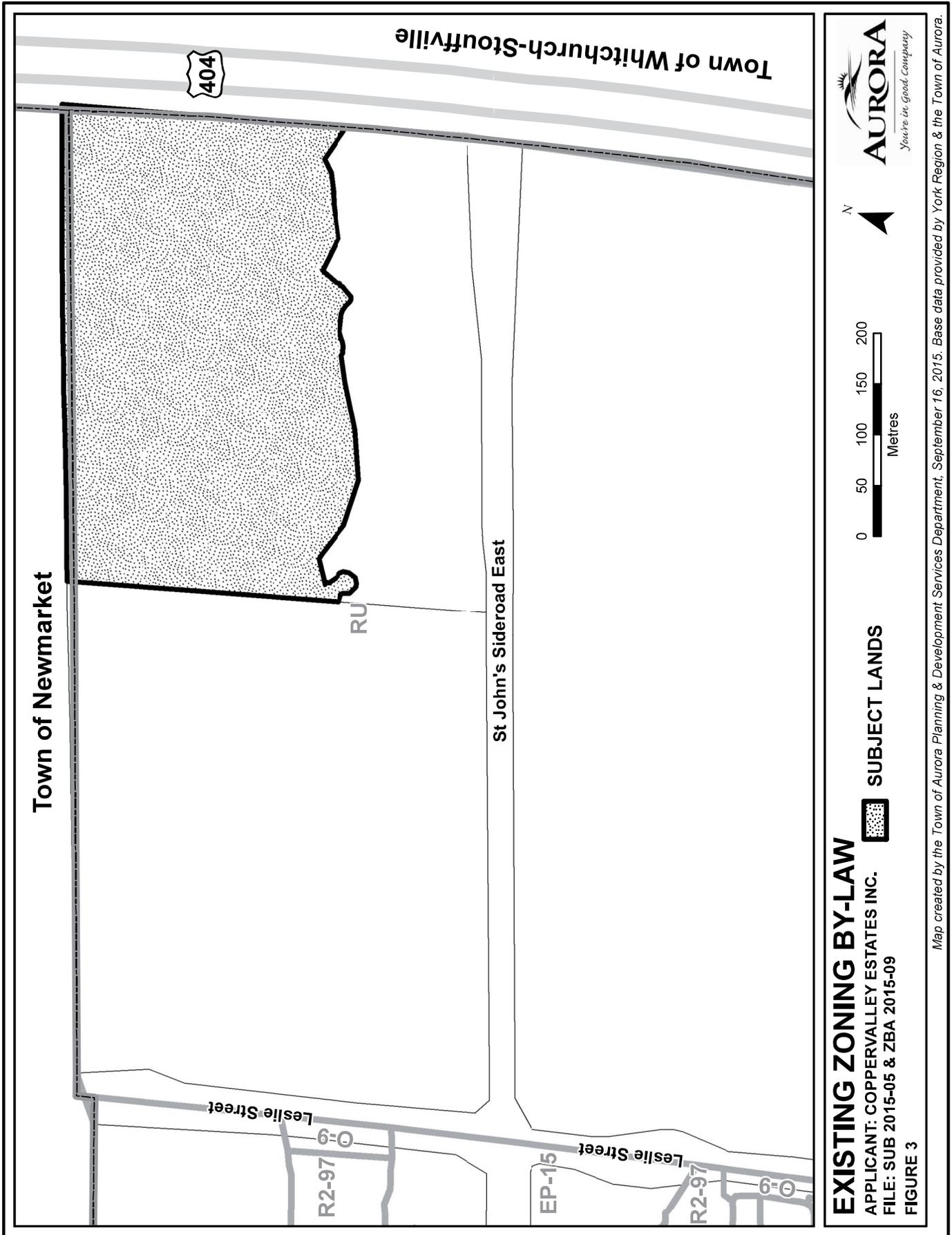
EXISTING OFFICIAL PLAN DESIGNATION

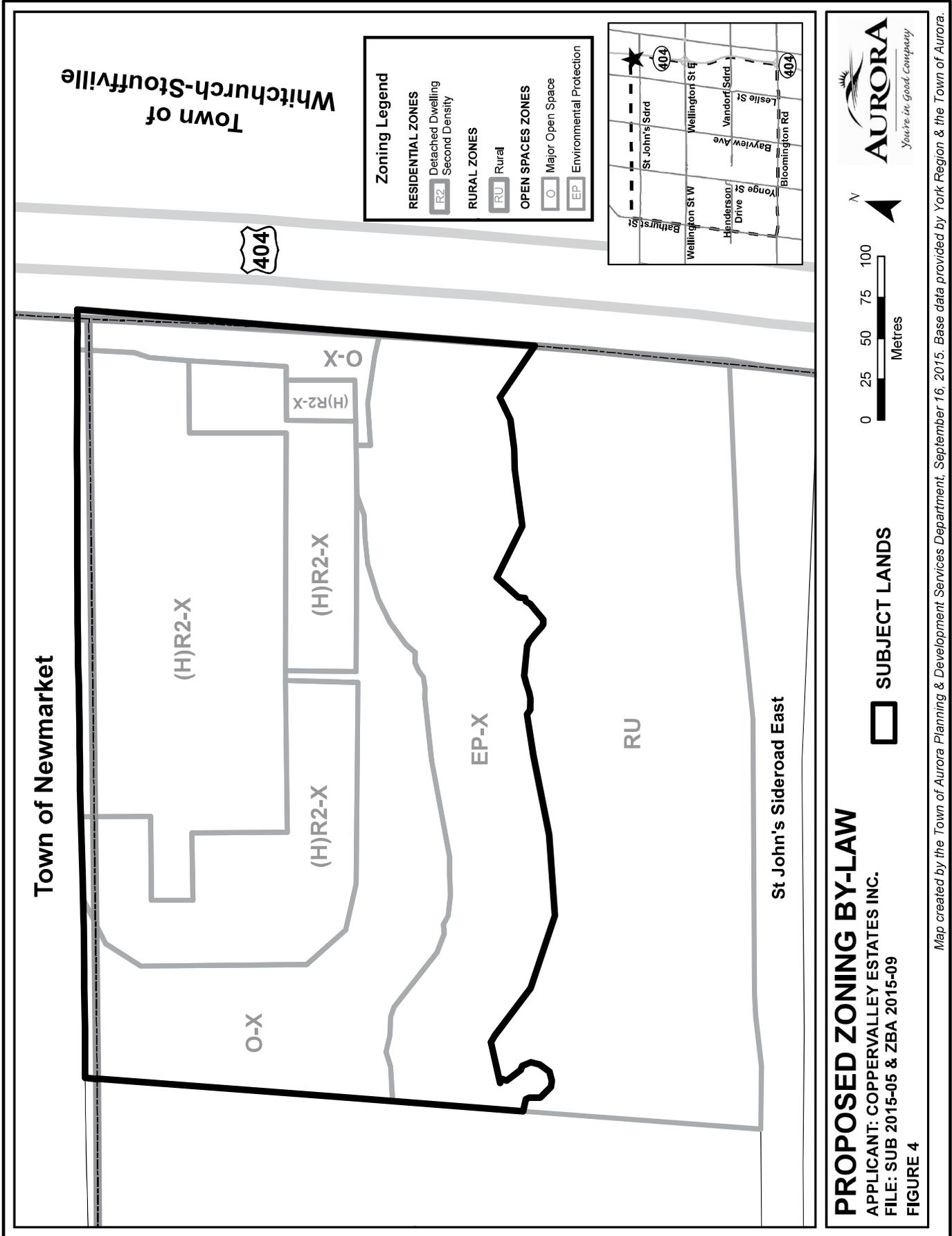
APPLICANT: COPPERVALLEY ESTATES INC.
 FILE: SUB 2015-05 & ZBA 2015-09
FIGURE 2

 **SUBJECT LANDS**



Map created by the Town of Aurora Planning & Development Services Department, September 16, 2015. Base data provided by York Region & the Town of Aurora.

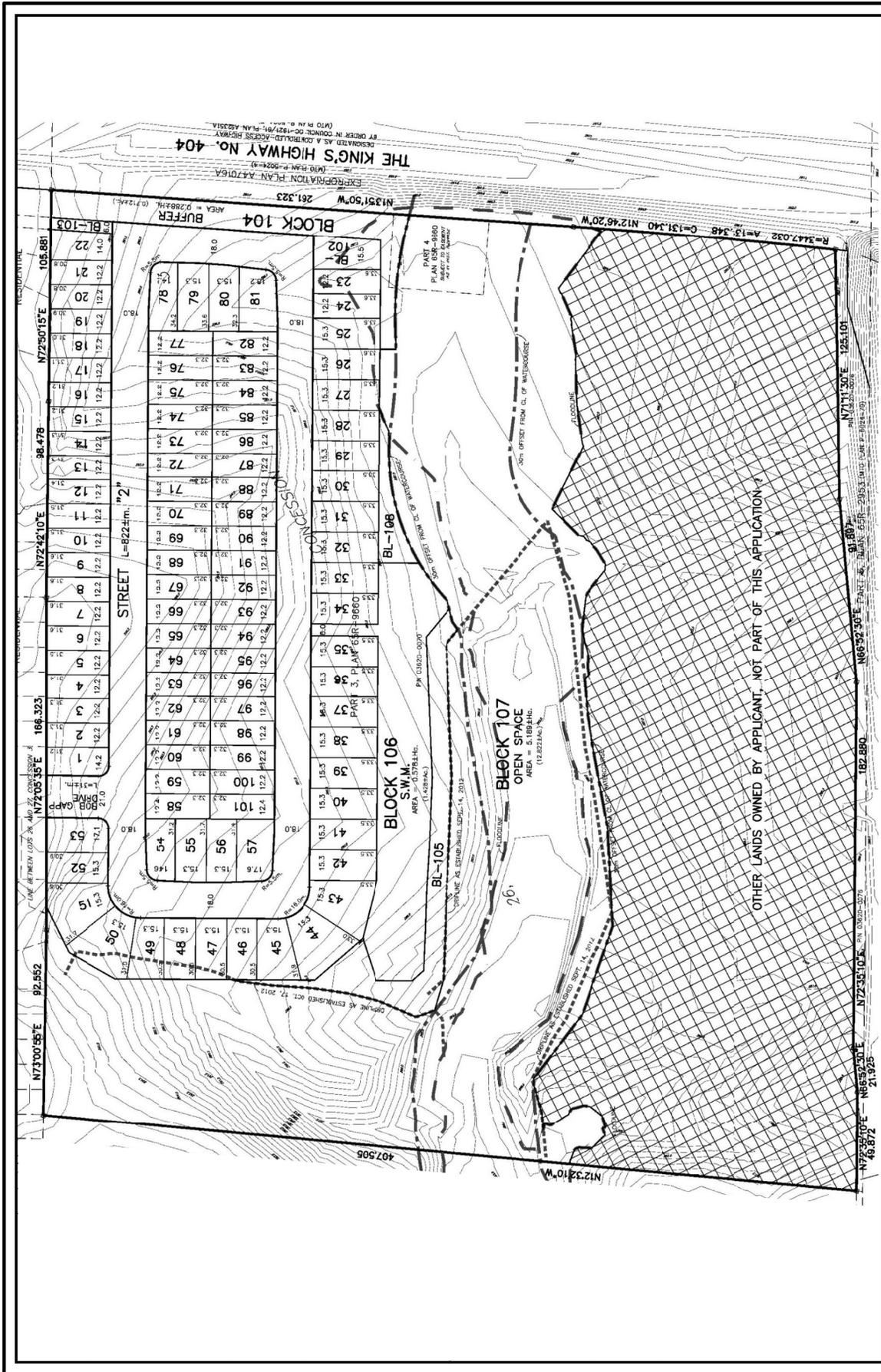




PROPOSED ZONING BY-LAW
 APPLICANT: COPPERVALLEY ESTATES INC.
 FILE: SUB 2015-05 & ZBA 2015-09
 FIGURE 4

SUBJECT LANDS

Map created by the Town of Aurora Planning & Development Services Department, September 16, 2015. Base data provided by York Region & the Town of Aurora.



PROPOSED DRAFT PLAN OF SUBDIVISION

APPLICANT: COPPERVALLEY ESTATES INC.

FILE: SUB 2015-05 & ZBA 2015-09

FIGURE 5



THE CORPORATION OF THE TOWN OF AURORA

By-law Number 5772-15

**BEING A BY-LAW to Confirm Actions by Council
Resulting From Special Council – Public Planning
Meeting on October 14, 2015**

**THE COUNCIL OF THE CORPORATION OF THE TOWN OF AURORA
HEREBY ENACTS AS FOLLOWS:**

1. THAT the actions by Council at its Special Council – Public Planning meeting held on October 14, 2015 in respect of each motion, resolution and other action passed and taken by the Council at the said meeting is, except where prior approval of the Ontario Municipal Board is required, hereby adopted, ratified and confirmed.
2. THAT the Mayor and the proper officers of the Town are hereby authorized and directed to do all things necessary to give effect to the said action or to obtain approvals where required and to execute all documents as may be necessary in that behalf and the Clerk is hereby authorized and directed to affix the corporate seal to all such documents.

READ A FIRST AND SECOND TIME THIS 14th DAY OF OCTOBER, 2015.

**READ A THIRD TIME AND FINALLY PASSED THIS 14th DAY OF OCTOBER,
2015.**

GEOFFREY DAWE, MAYOR

PATTY THOMA, DEPUTY CLERK